

114.0

0006

0019.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

868,000 /

868,000

USE VALUE:

868,000 /

868,000

ASSESSED:

868,000 /

868,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		GAY ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ZUCKERMAN STEVEN H &	
Owner 2: ZUCKERMAN INES MONTSERRAT	
Owner 3: TR/ZUCKERMAN FAMILY TRUST	

Street 1: 4 GAY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: WILSON ANDREW K -	
Owner 2: -	
Street 1: 4 GAY ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2483 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6100	Sq. Ft.	Site	0	70.	0.99	5													

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code								73324			73324	
Land Size								GIS Ref			GIS Ref	
Building Value								GIS Ref			GIS Ref	
Yard Items								Insp Date			Insp Date	
Land Value								08/24/18			08/24/18	
Total Value								Entered Lot Size			Entered Lot Size	
101								Total Land:			Total Land:	
6100.000								Land Unit Type:			Land Unit Type:	
445,900								349.55			349.55	
422,100								/Parcel: 349.55			/Parcel: 349.55	
868,000								114.0-0006-0019.A			114.0-0006-0019.A	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	445,900	0	6,100.	422,100	868,000		Year end	12/23/2021
2021	101	FV	430,600	0	6,100.	422,100	852,700		Year End Roll	12/10/2020
2020	101	FV	430,500	0	6,100.	422,100	852,600	852,600	Year End Roll	12/18/2019
2019	101	FV	343,100	0	6,100.	428,100	771,200	771,200	Year End Roll	1/3/2019
2018	101	FV	343,100	0	6,100.	319,600	662,700	662,700	Year End Roll	12/20/2017
2017	101	FV	343,100	0	6,100.	289,400	632,500	632,500	Year End Roll	1/3/2017
2016	101	FV	343,100	0	6,100.	277,400	620,500	620,500	Year End	1/4/2016
2015	101	FV	316,500	0	6,100.	235,200	551,700	551,700	Year End Roll	12/11/2014

## SALES INFORMATION

TAX DISTRICT								PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
WILSON ANDREW K		62866-67	10/31/2013			575,000		No		
TREMBLAY PHILIP		47551-113	8/1/2006			559,000		No		
		15749-262	8/1/1984			122,000		No		Y

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/24/2018	88	Insulate	5,195	C					8/24/2018	MEAS&NOTICE	BS	Barbara S
1/9/2014	20	Manual	1,685	C					2/7/2014	Info Fm Prmt	EMK	Ellen K
									3/30/2009	Measured	197	PATRIOT
									9/22/2006	MLS	HC	Helen Chinal
									2/14/2000	Mailer Sent		
									2/7/2000	Measured	197	PATRIOT
									6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5	- Cape			Full Bath: 2	Rating: Very Good														
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 1	- Concrete			A 3QBth: 1	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating:														
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: WHITE				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Very Good														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C+ - Average (+)				<b>CONDO INFORMATION</b>															
Year Blt: 1957	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>															
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %														
Prim Int Wal 2	- Plaster			Functional:	%														
Sec Int Wall: 1	%			Economic:	%														
Partition: T	- Typical			Special:	%														
Prim Floors: 3	- Hardwood			Override:	%														
Sec Floors: 1	%			Total:	4.6 %														
Bsmnt Flr: 4	- Carpet			<b>CALC SUMMARY</b>															
Subfloor:				Basic \$ / SQ: 110.00															
Bsmnt Gar:				Size Adj.: 1.26910377															
Electric: 3	- Typical			Const Adj.: 1.00999999															
Insulation: 2	- Typical			Adj \$ / SQ: 140.997															
Int vs Ext: S				Other Features: 99871															
Heat Fuel: 1	- Oil			Grade Factor: 1.10															
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 467425															
% Com Wal	% Sprinkled			Depreciation: 21502															
				Depreciated Total: 445923															
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:		
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 114.0-0006-0019.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:							